K 3614

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by LEONARD RUCKS AND WIFE, ANNIE DORIS RUCKS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, BILL C. ALLEN AND WIFE, NINA B. ALLEN

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 25 on thePlan of The McAllister Property, as of record in Book 421, page 10, Register's Office for said County.
Said lot fronts 60 feet on the north side of Douglass Avenue and runs back between parallel lines, 150 feet to an alley.
Being the same property conveyed to Bill C. Allen and wife, Nina B. Allen, by deed from Eva C. Frensley, as of record in Book 2539, page 75, said Register's Office.

This is improved property located at 1108 Douglass Avenue, Nashville, Tennessee 37204. Tax Parcel No. W22-4755. Send tax notices to:

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of August 19 63

Bill C. Allen

Nina B. Allen

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Bill C. Allen and wife, Nina B. Allen

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August 19 63

My Commission expires May 1, 1966

L. D. Richards Notary Public

STATE TAX $ 1.65
PROBATE
TOTAL $ 1.65
R. E. WORTHALL
DAVIDSON COUNTY, CLERK

TENNESSEE TITLE COMPANY

23

Warranty Deed

G-163390 MEA

FROM

BILL C. ALLEN, ET UX

TO

LEONARD RUCKS, ET UX

82104

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 26th day of Aug A.D. 1963 at 2:45 o'clock P.M.
Noted in Book 2646 Page 533
Recording Fee $ 2.50
Elbert Hilton, Register
By [illegible] D.C.

TENNESSEE TITLE CO. Box

G 533